

136.0

0002

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,251,000 / 1,251,000

USE VALUE: 1,251,000 / 1,251,000

ASSESSED: 1,251,000 / 1,251,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOHNERT WILLIAM A	<input type="checkbox"/>
Owner 2: SHAFI FARAH	<input type="checkbox"/>
Owner 3: <input type="checkbox"/>	<input type="checkbox"/>

Street 1: 28 HILLSDALE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: YPostal: 02476 Type:

PREVIOUS OWNER

Owner 1: LEAMON CHLOE J -

Owner 2: -

Street 1: 28 HILLSDALE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,583 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 2442 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 3 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7583		Sq. Ft.	Site		0	90.	0.85	10									582,741						582,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										87284
										GIS Ref
										GIS Ref
										Insp Date
										09/29/17



PREVIOUS ASSESSMENT										Parcel ID	136.0-0002-0017.0	PRINT			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Date	Time		
2020	101	FV	668,200	0	7,583.	582,700	1,250,900	1,250,900	Year End Roll	12/18/2019					
2019	101	FV	498,600	0	7,583.	615,100	1,113,700	1,113,700	Year End Roll	1/3/2019					
2018	101	FV	498,600	0	7,583.	453,200	951,800	951,800	Year End Roll	12/20/2017					
2017	101	FV	499,100	0	7,583.	433,800	932,900	932,900	Year End Roll	1/3/2017					
2016	101	FV	499,100	0	7,583.	401,400	900,500	900,500	Year End	1/4/2016					
2015	101	FV	480,100	0	7,583.	336,700	816,800	816,800	Year End Roll	12/11/2014					
2014	101	FV	480,100	0	7,583.	328,900	809,000	809,000	Year End Roll	12/16/2013					
2013	101	FV	480,100	0	7,583.	313,400	793,500	793,500		12/13/2012					

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
LEAMON CHLOE J	51616-247		8/26/2008			802,500	No	No									
KISSEL JEREMIAH	29315-86		11/3/1998	Family			1	No	No	A							

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/23/2020	436	Addition	249,318	O					9/29/2017	Meas/Inspect	HS	Hanne S					
5/12/2015	477	Insulate	3,180						2/9/2009	Meas/Inspect	372	PATRIOT					
6/6/2011	546	New Wind	8,534						11/19/1999	Meas/Inspect	264	PATRIOT					
10/12/2006	868	Redo Kit	5,000			G8	GR FY08		7/29/1992		JK						

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

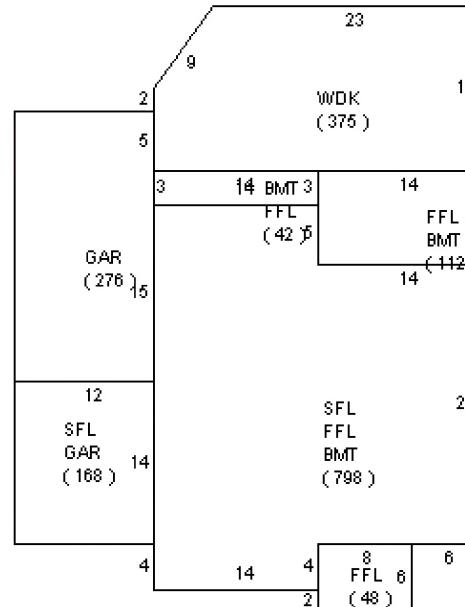
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	15%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:	1	Rating: Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	3	Rating: Very Good
A HBth:		Rating:
OthrFix:	2	Rating: Very Good

COMMENTS

SUB-DIVIDED 11/3/91 FROM 7800 S/F TO 7583 P.M. 5/17/94 PDAS.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 3
	Baths: 1	HB: 3

OTHER FEATURES

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	1	Rating: Very Good
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	

Plumbing:	
Electric:	
Heating:	
General:	

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	

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